

AMENDMENT NO. 1 TO LEASE

This Amendment to Lease is made this 4th day of December, 2002, by and between Betty Brown Casey Trust ("Landlord"), and Montgomery County, Maryland ("Tenant").

WITNESSETH:

Whereas, Landlord and Tenant entered into a certain Lease dated March 19, 1998, ("the Lease"), covering 3,352 total rentable square feet of commercial space, located at 800 South Frederick Avenue, Suite 201, Gaithersburg, Maryland 20877; and

Whereas, the parties now wish to amend the Lease to extent the expiration date to May 31, 2008, upon the terms and conditions hereinafter set forth.

Now, Therefore, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Lease to be extended for the period of 5 years.
2. Rental rates to be as follows:

Year 1	\$23.50	\$78,772.00	\$6564.34 monthly
Year 2	\$24.21	\$81,135.24	\$6761.27
Year 3	\$24.94	\$83,569.30	\$6964.11
Year 4	\$25.68	\$86,076.48	\$7173.04
Year 5	\$26.45	\$88,658.88	\$7388.24

All terms, covenants, and conditions of the Lease not expressly modified and amended hereby shall remain in full force and effect and are hereby ratified and affirmed in all respects.

IN WITNESS WHEREOF, Landlord and Tenant duly executed this Amendment on the day and year first above written.

WITNESS:

By Penny Mitchell

LANDLORD:

BETTY BROWN CASEY TRUST

By: [Signature]

Title: Property Manager

Date: 11-20-02

WITNESS:

By Rebecca S Domaruk

TENANT:

MONTGOMERY COUNTY,
MARYLAND

By: William [Signature]

Date: 12/04/02

APPROVED AS TO FORM AND LEGALITY
OFFICE OF COUNTY ATTORNEY

BY Giles S. Branan

DATE 11/1/2002